

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Regular Meeting, March 22, 2012 at the
Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse
Vice Chairwoman Lucienne L.Cote
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Michael Murphy
Commissioner Charles C. Baldelli- Absent
Commissioner Gerard Frappier - Absent

The Director informed the Board that the Mayor has yet to either reappoint Commissioners Frappier and Remillard or appoint their successors, thus they are both still welcome to serve the WHA. Commissioner Laliberte suggested that the Board members contact the Mayor regarding the reappointment of Commissioner Frappier, should Commissioner Frappier choose to continue to serve. The Director stated that he would draft a letter for the Board.

2. Good and Welfare for the Audience - None

3. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of February 16, 2012. A motion was made by Commissioner Laliberte and seconded by Commissioner Remillard.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

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4. Chairman Lahousse asked for a motion to approve the bills paid for the month of February 2012. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

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5. Chairman Lahousse asked for a motion to accept and place on file Communications A-D. A motion was made by Commissioner Laliberte and seconded by Commissioner Remillard.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

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- 6a. Report of the Secretary

Chairman Lahousse asked for a motion to approve and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Vice Chairwoman Cote.

The Director said he, the Deputy, and the Chairman met with Ben Lessing of Family Resources and Joe Garlick of NeighborWorks to discuss the grant for Choice Neighborhoods. The neighborhood under discussion is Fairmount. The WHA will partner with Connecting for Children and Families, Family Resources and NeighborWorks to pay for the grant writing. There was discussion at that meeting about the redevelopment plan for 138 units at Veteran's Memorial in order to de-densify that development. The Director explained that the WHA has a bank of unexpended Capital Funds from over the last few years and money from the sale of the scattered sites; it is his desire to use those funds to renovate 25 units at Veteran's. The Boston HUD office has been contacted; the Director does not expect that office to oppose his plan. The Director would like to begin the redevelopment ASAP. Commissioner Lemieux asked the Deputy what approval had previously been required for combining units of our properties. The Deputy said we are renovating units one for one, not reducing numbers or combining, in this initial stage. There was some general discussion amongst Board members. Commissioner Lemieux agreed that HUD should not take issue with the WHA renovating units one for one. The Chairman added that leaving the money unallocated will only result in HUD's recapturing it. The Director discussed transitioning from hard-copy Board packages to iPads. The Systems Administrator is researching the options. There was some discussion. The Director asked the Commissioners to make time to go see the new camera system in the security department that was installed with the \$200k grant. The Director indicated that he will follow up tomorrow with United Methodist regarding the assisted living contract. The Director mentioned his meeting with Congressman Cicilline, Lisa Baldelli-Hunt, the Chairman, Vice-Chairwoman and the Deputy regarding the resistance that the WHA gets from local social service agencies regarding Veteran's Memorial. He does not expect much intervention from the Congressman in that regard.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6b. Report of the Deputy Director

Chairman Lahousse asked for a motion to approve and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Laliberte and was seconded by Commissioner Remillard.

The Deputy submitted his report as written. A.F. Lusi has begun installing panels at St. Germain Manor. The Deputy encouraged Commissioners to view the state-of-the-art security camera system in the security department. The Deputy discussed initial rules regarding “transforming rental assistance.” Project based vouchers were not addressed in the rules, but the Deputy submitted a comment regarding those vouchers.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6c. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Vice Chairwoman Cote and was seconded by Commissioner Laliberte.

Commissioner Lemieux questioned the return of the funds from the sale of the scattered sites that HUD threatened to recapture. The Director explained that the issue has been resolved.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

7. Report of Committees -None

8. Unfinished Business – None

9. New Business

A. Chairman asked for a motion to award the contract for exterior masonry repair at Kennedy Manor to the low, responsive, responsible bidder in the best interest of the Authority, RD Preservation Co., Inc. A motion was made by Commissioner Laliberte and seconded by Vice Chairwoman Cote.

Commissioner Lemieux asked for a breakdown of the base bid and Alternate No. 1. The Deputy provided the detail.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Cote
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

10. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Remillard at 5:10 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director